

013.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

917,000 / 917,000

USE VALUE:

917,000 / 917,000

ASSESSED:

917,000 / 917,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
92		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAC GILLIVRAY PAUL F	
Owner 2:	
Owner 3:	
Street 1: 92 LAKE STREET	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

NARRATIVE DESCRIPTION	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2699 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

OTHER ASSESSMENTS	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	9/15/2015	1327	Manual	1,000	9/15/2015				Rebuild chimney.	10/27/2015	Permit Insp	PC	PHIL C
	9/2/2015	1253	Re-Roof	10,000	9/2/2015				Roof repairs.	2/11/2009	Meas/Inspect	189	PATRIOT

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5527	Sq. Ft.	Site			0	80.	0.95	1			Med. Tr	-10					421,785						421,800	

Total AC/Ha: 0.12688

Total SF/SM: 5527

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 421,785

Spl Credit

Total: 421,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

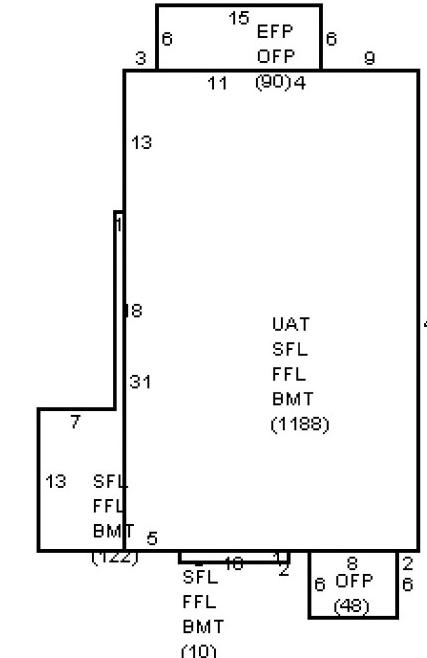
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average
Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average
WSFlue:		Rating:

**COMMENTS**

SINK IN BSMT.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 14	BRS: 5
	Baths: 2	HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: AV - Average

31. %

Functional: %

Economic: %

Special: %

Override: %

Total:

31

%

**CALC SUMMARY**

Basic \$ / SQ: 180.00

Size Adj.: 1.04772723

Const Adj.: 0.97515047

Adj \$ / SQ: 183.905

Other Features: 118500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 710833

Depreciation: 220358

Depreciated Total: 490475